

CITY COUNCIL REPORT



Meeting Date: *October 24, 2023*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 70-LL-2023 Corso Italia (258297). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application for a Series 12 (Restaurant) State liquor license for an existing location and new owner.

OWNER

Corso Italia LLC

APPLICANT CONTACT

CORRADO LAMACCHIA

LOCATION

7704 E Doubletree Ranch Rd. Ste 140

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2022 as a restaurant and beer and wine store.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 10 AM and 2 AM; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications, and reliability of the applicant have been shown.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant. This establishment is 4,952 sq. ft. in size. The bar service area is 270 sq. ft. or 5.5% of gross floor area, and the kitchen area is 842 sq. ft. or 17% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

There is no proposed or existing patio with this application.

Zoning

This site is zoned C-2 PCD/P-4 (Central Business, Planned Community District/Parking Type 4 District). The C-2 PCD/P-4 district allows restaurants as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

Public Safety

Police Department: No Opposition

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

The City Council's recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Karissa Rodorigo, Planning Specialist, krodorigo@scottsdaleaz.gov
Planning and Development Services

Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



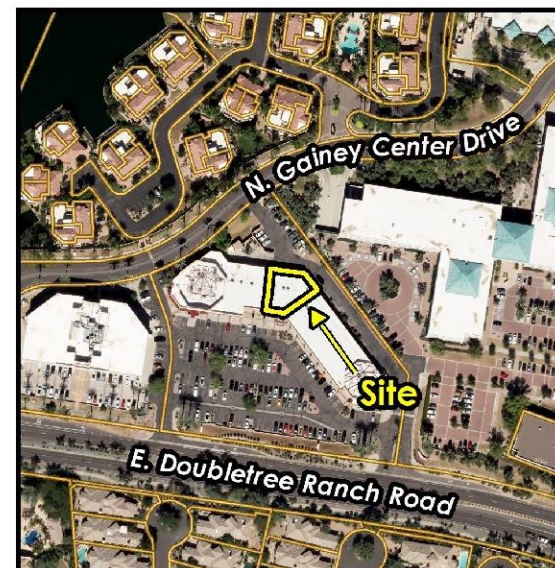
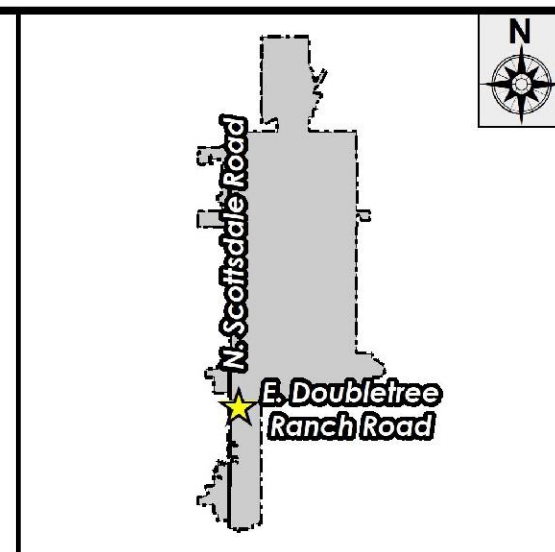
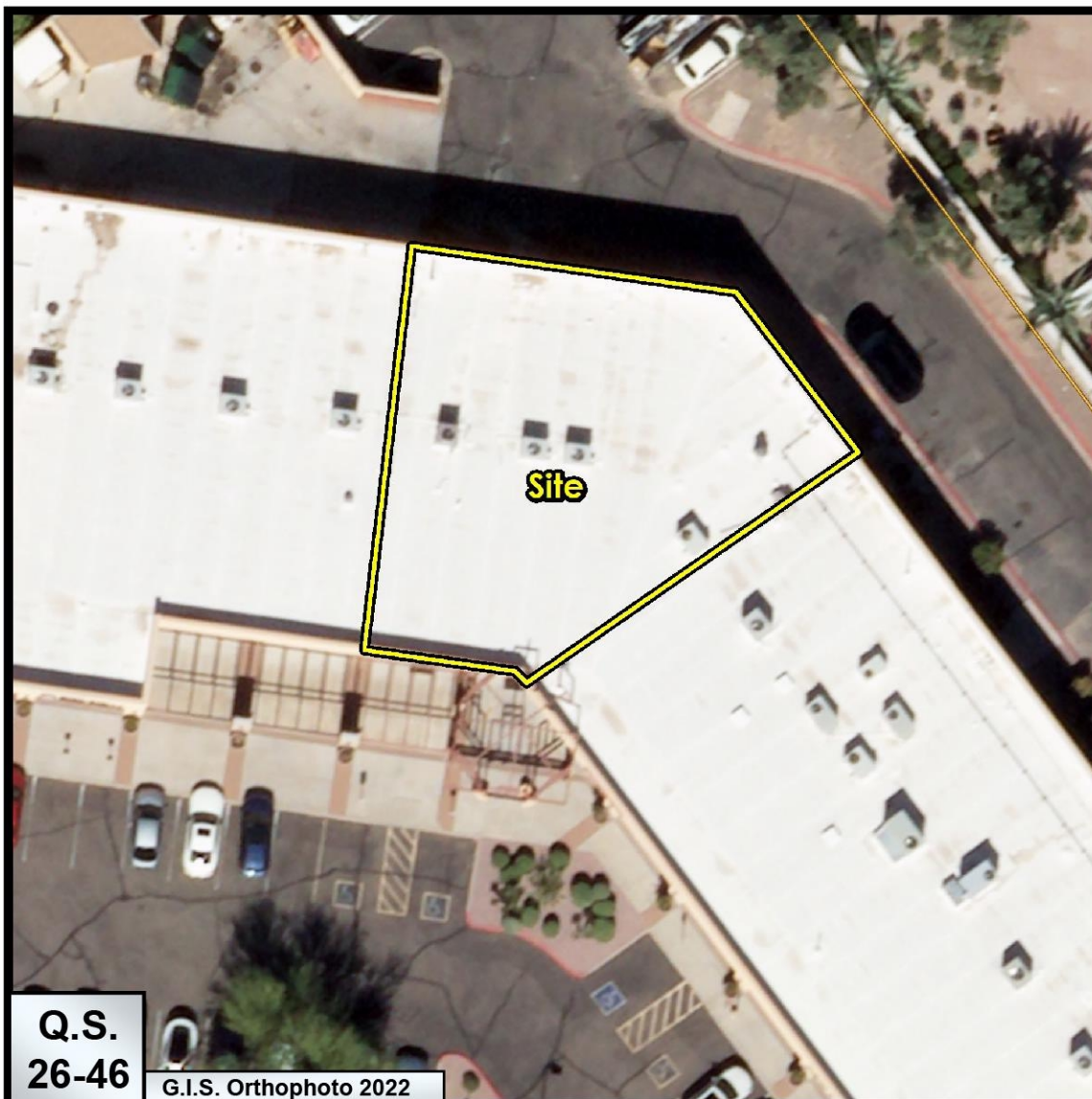
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/2/2023

Date

ATTACHMENTS

1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



Q.S.
26-46

G.I.S. Orthophoto 2022

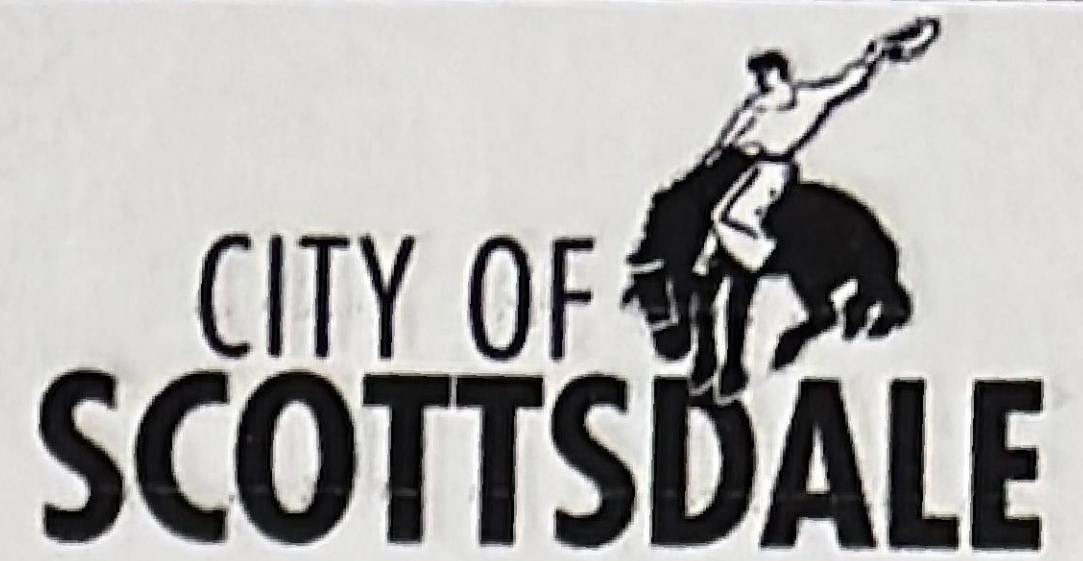
70-LL-2023

Corso Italia (258297)

ATTACHMENT 2

Liquor License Questionnaire (New Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Name of Business: Corso Italia LLC

Business Address: 7704 E Doubletree Ranch Road #140

Total Gross Square Footage of Establishment (Minus the Patio): 4952SF

Is this business under construction or being remodeled? ☒ Yes ☐ No

Does this business have an existing patio?

☐ Yes ☒ No

Dimensions of patio _____

Does this business have a proposed patio?

☐ Yes ☒ No

Dimensions of patio _____

Was liquor sold at this location prior to this application? ☒ Yes ☐ No

If **yes**, what type of license? Series 12 and 7

Is this business currently open?

☐ Yes ☒ No

If **yes**, is this business operating with an Interim license?

☐ Yes ☒ No

If **no**, what is the proposed opening date? 11/1/2023

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area?

☒ Yes ☐ No*

Gross square footage of bar service area: 270SF

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area?

☐ Yes* ☒ No

Gross square footage of kitchen: 842

Will the full kitchen close before 9:00 p.m.?

☐ Yes* ☒ No

Will less than 40% of gross revenues be derived from the sale of prepared food?

☐ Yes* ☒ No

During what hours will the establishment offer liquor sales? 10am-2am

For admittance:

Will age verification be required/requested at any time during business operations?

☐ Yes* ☒ No

For admittance:

Is a cover charge required at any time during business operations?

☐ Yes* ☒ No

*May require a Conditional Use Permit

Please check **one** of the following that best describes the primary business operation:

- ☐ packaged retail ☒ restaurant ☐ bar ☐ personal service ☐ education service
☐ manufacturing ☐ hotel / tourist accommodation ☐ residential facility ☐ sports / theater

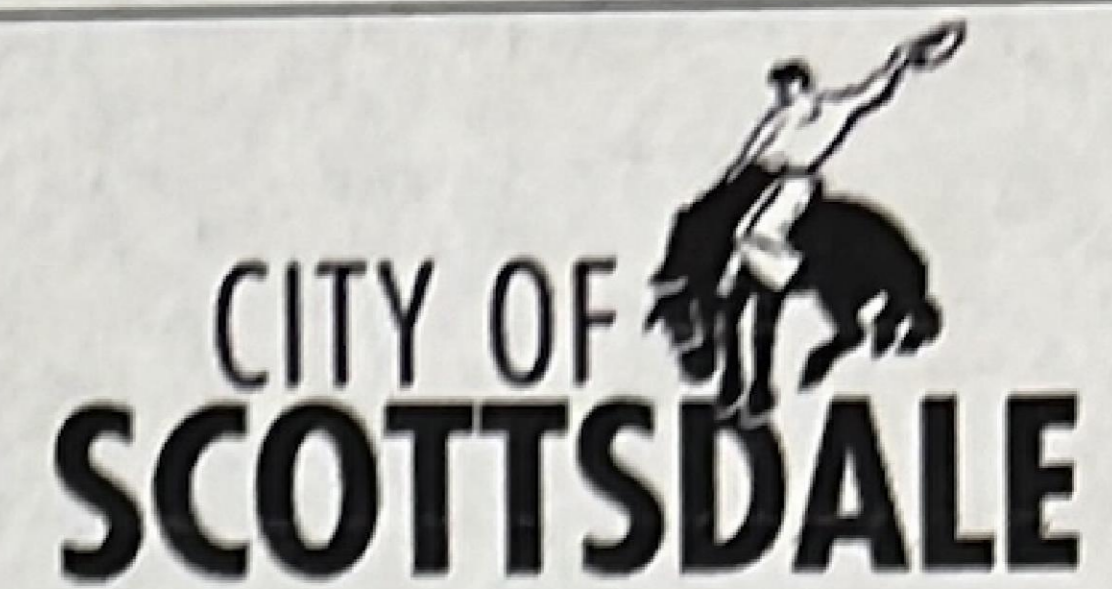
Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Liquor License Questionnaire

(New Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

Patron Dancing? ☐ Yes* ☒ No
 Live Bands? ☐ Yes* ☒ No
 Amplified music? ☐ Yes* ☒ No
 Adult Entertainment? ☐ Yes* ☒ No
 After hours? ☐ Yes* ☒ No

Karaoke? ☐ Yes* ☒ No
 DJ? ☐ Yes* ☒ No
 Games? ☐ Yes* ☒ No
 Four or more pool tables? ☐ Yes* ☒ No

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

I have held many in the state of AZ previously

2. The best interest of the community will be substantially served by the issuance of the liquor license because:

More Tax Revenues for the City and State of Arizona

3. Please describe your business:

Italian Restaurant and Specialty foods market

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated Improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: CORRADO F. LA MACEA Signature: [Signature] Date: 9/18/2023

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

ATTACHMENT 3

State of Arizona Department of Liquor Licenses and Control

Created 09/15/2023 @ 11:47:55 AM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	CORSO ITALIA		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	7704 E DOUBLETREE RANCH ROAD #140 SCOTTSDALE, AZ 85258 USA		
Mailing Address:	7704 E DOUBLETREE RANCH ROAD #140 SCOTTSDALE, AZ 85258 USA		
Phone:	(646)645-7083		
Alt. Phone:	(480)907-7256		
Email:	INFO@CORSOITALIA1.COM		

AGENT

Name:	CORRADO FABRIZIO LAMACCHIA
Gender:	Male
Correspondence Address:	7704 E DOUBLETREE RANCH ROAD #140 SCOTTSDALE, AZ 85258 USA
Phone:	(646)645-7083
Alt. Phone:	
Email:	INFO@CORSOITALIA1.COM

OWNER

MENU

23 SEP 7 Liqueur Lic. #M1055

ANTIPASTI

Bruschette al Pomodoro 14

Toasted Sliced Bread topped w/cherry tomato

Burrata alla Caprese 18

Imported Burrata w/organic heirloom tomatoes

Calamari in Brodetto 16.

Sautéed Calamari in a Spicy tomato broth

Cozze al Vino Bianco 16

P.E.I. Mussels in a tomato sauce

Polenta Boscaiola 16

w/sausage and mushrooms

Piatto Misto 26 (for Two)

Italian Cured Meats and Cheese Platter

INSALATE

Fresca 13

Mix Greens /Ricotta Salt, Toasted Walnuts and Raspberry Vinaigrette

Spinaci 14

Organic Spinach, Raisins, Walnuts and Mozzarella.

Cesare 14

Romaine, Homemade dressing and Croutons

Barbabietole 14

Roasted Baby Beets, Arugula and Goat Cheese

PASTA

Spaghetti Neri ai Frutti di Mare 28

Black Spaghetti, Shrimp, Clams, Mussels, Tomato Sauce

Linguine Gamberi e Pesto 24.

Jumbo Shrimp, Pesto and Cream

Fettuccine alla Bolognese 24.

Homemade Meat Sauce

Rigatoni Amatriciana 22

w/Guanciale and Onions, plum tomato sauce

Orecchiette alla Barese 24

Sweet Sausage and Broccoli Raab in garlic and oil

Penne al Gorgonzola 22

Imported Gorgonzola and Cream Sauce

Tortellini Funghi e Piselli 24

Cheese Tortellini, Mushrooms and Peas, Cream Sauce

Linguine alle Vongole 26

w/Clams in a white wine garlic sauce

SECONDI

Pollo Parmigiano 22

Breaded Breast of Chicken w/tomato sauce and Mozzarella, served with pasta

*** Scottadite alla Griglia 34**

Grilled Lamb Chops over Sautéed Spinach and Balsamic Glaze

Pollo alla Milanese 22

Breaded Chicken Breast, Arugula and cherry Tomatoes

Salmone al Pesto 26

Sautéed Salmon Fillet w/a Creamy Pesto Sauce

Vitello al Marsala 26

Veal Scaloppine in a Marsala Mushroom Sauce

Parmigiana di Melanzane 22

Baked Eggplant w/side of Pasta

CONTORNI 10

Spinaci Saltati

Sautéed Spinach.

Broccoli di Rabe

Broccoli Raab.

Spaghetti Aglio e Olio

Spaghetti Garlic and Oil

Funghi Trifolati

Sautéed Mushrooms

Ask for Gluten Free, Vegetarian or Whole Wheat Options

*Consuming rare or undercooked meats can increase your risk of food born illness

SOFT DRINKS
MENU

'23 SEP 7 LIQ. LIC. #1055

SAN PELLEGRINO (SPARKLING WATER) 1 LT BTL \$ 8. —

ACQUA PANNA (NON SPARKLING WATER) \$ 8. —

ITALIAN SODAS (CANS & BTLs)
(SPARKLING) \$ 4.

FEVER TREE \$ 5
(LEMONADE, PINK GRAPEFRUIT)

COKE, DIET COKE \$ 3.

JUICES. \$ 5.
(ORANGE, LEMON, PINEAPPLE)



**salustro
partnership**
Architects, LLC
architecture • planning • interiors

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Suite 120-215
Scottsdale, AZ 85206**
tel: 460-474-4184
email: info@salustroarchitects.com

Interior Alteration for:
CORSO ITALIA

area: 154,200 sq. ft.
THE SHOPS AT GALEY PARCH STE 140
7704 E DOUBLETREE RANCH ROAD
SCOTTSDALE, AZ 85258

DESIGNED BY
CORBO ITALIA, LLC
LANDSCAPED
**KGI GAINNEY
INVESTMENTS, LLC**

area: 22,000 sq. ft.
77339 East Evans Rd, Ste 201
Scottsdale, AZ 85260

Revised: _____
Date: _____

Scale: 1/8" = 1'-0"
Date: 14 AUG 2018

Issued for: _____
Client No: 2018-0408

Drawn by: _____
Checked by: _____

dwg. title

FLOOR PLAN

01/11/18

A-2

[illegible]

TENNIT
CORSO ITALIA, LLC
LANDLORD
KCI GAINES
INVESTMENTS, LLC
7339 East Evans Rd, Ste 201
Scottsdale, AZ 85260

Revisions	Issue
9/16 - 1-0	14 AUG 28
Issued For	Version No
DESIGN	2028MLOS

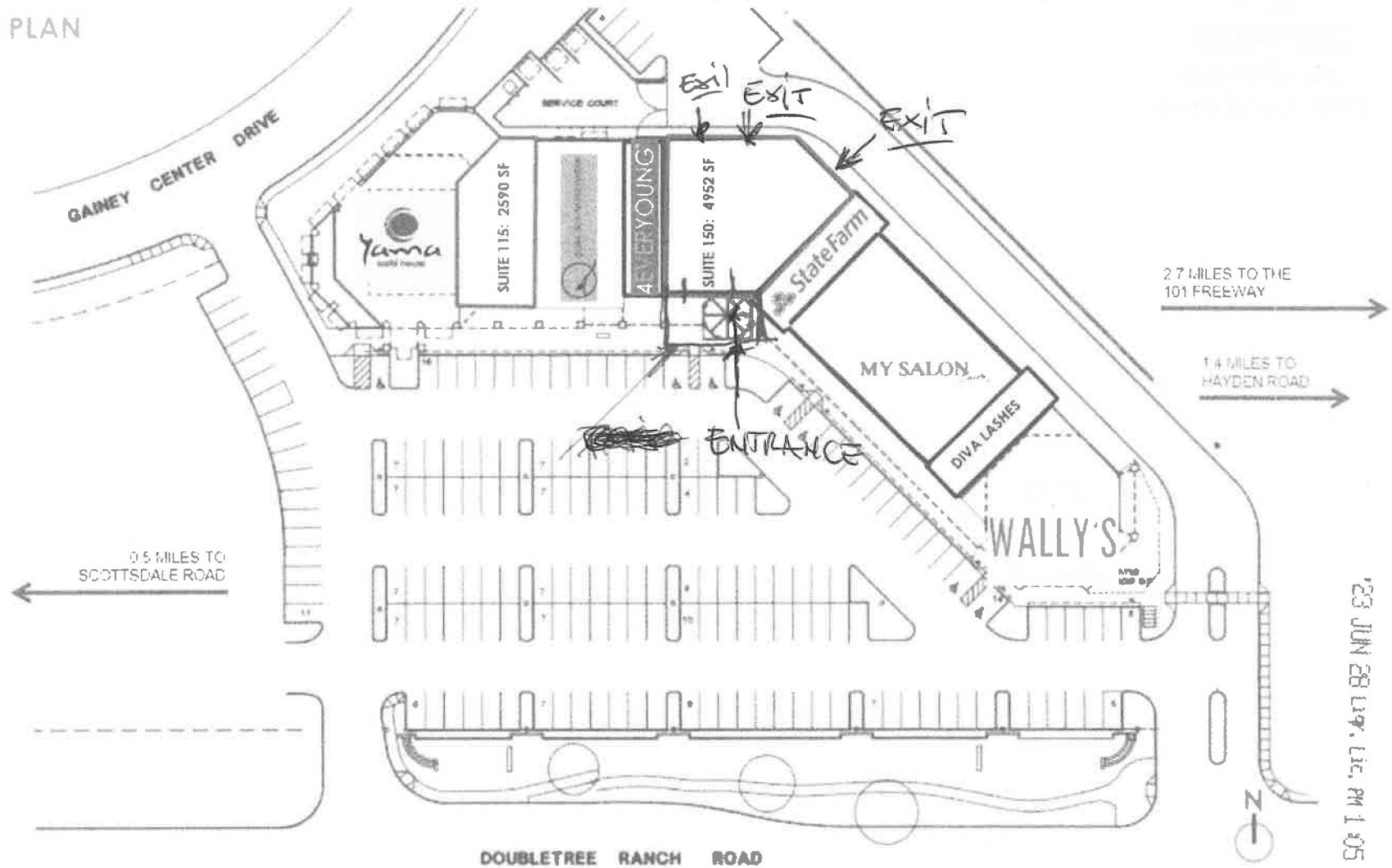
FLOOR PLAN

A-2

THE SHOPS AT GAINNEY RANCH

SITE PLAN

23 SEP 7 11:47 AM '05



23 JUN 28 11:47 AM '05

Inquiries:

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